

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 7th day of February, 2006 the Aransas Pass Municipal Development District convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

ARANSAS PASS MUNICIPAL
DEVELOPMENT DISTRICT
PRESENT:

HOPE COMINGORE	Vice President
SHERRI TRINGALI	Secretary
JESSE GALVAN	Member
RANDY BOATMAN	Member
DON MCTEE	Member
LAURA WELBORN	Member
DON WILLIAMS	Member

ABSENT:

ROBERT JAYNE	President
NAOMI HANSEN	Member
JIMMY TURNER	Member

STAFF PRESENT:

DEBRA KELLER	Executive Director/Treasurer
ADA OWENS	Recording Secretary
GRETCHEN BLACK	Assistant City Manager
DARREN GURLEY	Public Works Director

STAFF ABSENT:

SCOTT THOMPSON	City Manager
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OTHERS PRESENT:

Robert Conelly and Emily Rozypal with WKMC Architects, Karl Lovette, Nancy Allen

ITEM 1.

CALL MEETING TO ORDER.

Vice President Comingore called the Meeting to order at 6:30 P.M. on February 7, 2006. Vice President Comingore stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF REGULAR MEETING OF JANUARY 16, 2006.

Member Welborn made the motion the minutes of the regular meetings of January 16, 2006, 2005 be approved. Member Boatman seconded the motion. Motion carried.

ITEM 3.

CONSIDER AND ACT ON EXCUSED ABSENCES.

Member Welborn made the motion to excuse the absence of President. Member Welborn seconded the motion. Motion carried.

ITEM 4.

CONSIDER AND ACT ON REQUEST FROM CITY FOR REPLACEMENT OF SIDEWALK AT SWIMMING POOL TO COMPLY WITH AMERICAN DISABILITIES ACT (ADA).

Darren Gurley, Public Works Director, stated he had contacted contractors to get more bids for the needed repairs on the swimming pool, but got no bids for the job. Mr. Gurley stated he had contacted CPI (who had placed a bid) and CPI broke the charges in the bid down as the Board requested.

- Interior: \$1,455.00 for bench and handrails in the showers in both bathrooms
- Exterior: \$4,450.00 for replacement of all necessary sidewalks.
- Engineering and ADA inspections: \$2,000.00
- Overhead and Profit: \$1,186.00

For a total of \$9,091.00.

Mr. Gurley discussed his meetings and communications with the contractors he had asked for bids.

Member McTee asked Mr. Gurley did he get in touch with Bill St. Clair's concrete man?

Mr. Gurley stated no, Mr. St. Clair does metal buildings so Mr. Gurley did not think he would be interested in the job.

Member McTee stated Mr. St. Clair does a good job at a reasonable price.

Mr. Gurley asked can Mr. St. Clair do the whole job? Mr. Gurley stated he wanted a turnkey job; not a piecemeal job.

Member McTee stated he did not know, but it looked like a major portion of the job was concrete.

Mr. Gurley stated Mr. St. Clair would also have to hire an engineer to do the job.

Member McTee stated he was concerned because the Board did not have a set of plans that would meet the specifications in the beginning (when the pool was built).

Mr. Gurley stated they did.

Member McTee stated it was not built to those specifications, so if it is torn up and built it to those specifications it should comply then.

Mr. Gurley stated it would be easy if that was the case, but the buildings and the grounds are already sloped. All the sidewalks are off, dirt would have to be brought in to build the grounds up. Mr. Gurley described the process needed to correct the sidewalks.

Executive Director stated the way the sidewalks were originally built was not to the design/plans and Mr. Gurley is trying to fix the sidewalks so they comply with the Americans Disability Act (ADA), not go back and build it according to the specifications.

Discussion was held about original contractor on pool, need for qualified inspections, and the City paying for other repairs/replacements.

Member Tringali made the motion to accept the bid of \$9,091.00 from CPI. Member Williams seconded the motion. Motion carried.

ITEM 5.

PRESENTATION OF PRELIMINARY CONCEPT DESIGN FROM WKMC ARCHITECTS ON COMMUNITY CENTER PROJECT.

Mr. Robert Conolly from WKMC Architects stated he had incorporated the Board's last comments into the space requirements. Mr. Conolly stated quite a few of the spaces had grown based on the comments, especially the banquet hall. Based on those number he revised the preliminary budget, which with the revised square footage, is between \$5M and \$6M. There are allowances for phone systems, furniture, architectural fees and other items.

Executive Director asked was that all the space that both the community center and city hall will take up (on Roosevelt Field)?

Mr. Conolly stated that was right. They were short of about 75 parking spaces, so the Board will have to pick up a piece of property on the west side or maybe use the triangle shaped property next to City Hall and rearrange some of the parking around City Hall.

Moving the community center forward on the property and parking were discussed.

Executive Director asked was the building a total of about 33,000 square feet?

Mr. Conolly stated yes.

Member Welborn asked how much of the building is City Hall?

Mr. Conolly stated approximately 24 percent is City Hall.

The aesthetics of the building were discussed. Mr. Conolly explained the plan he had was just the first concept and explained the floor plan and capacity of the community center.

Discussion was held on the arrangement of the banquet hall, the movable stage space, the retractable dividers, a more central location for the kitchen, reconfiguring the smaller meeting rooms, dividing and rearranging the restrooms, access to the stage, moving the stage out of the recessed area, courtyards, attaching an L-shape space to the building, and expansion space.

Mr. Conolly stated he could make a couple of different schemes to show the square footage if the changes in the building configuration are added.

Discussion was held on possible uses for the community center, an office for the District in the building, number of people the center could accommodate, and reducing the parking in the front of the building, landscaping the front of the building.

Mr. Conelly stated develop and come back with two schemes incorporating the changes discussed. Mr. Conelly stated they could send the schemes in pdf format to be distributed to the Board, and then they could meet again.

Consensus of the Board was to meet again February 23, 2006 at 7:00 p.m.

ITEM 6.

CONSIDER AND ACT ON RESOLUTION NO. 2006-013 REVIEWING AND ADOPTING AN ARANSAS PASS MUNICIPAL DEVELOPMENT DISTRICT (APMDD) INVESTMENT POLICY.

Member Williams made the motion to table Item 6 until the next meeting. Member Tringali seconded the motion. Motion carried.

ITEM 7.

CONSIDER AND ACT ON REIMBURSEMENT TO CITY FOR PAYROLL EXPENSES FOR RECORDING SECRETARY FROM MAY 3, 2005 TO NOVEMBER 15, 2005.

Member Williams made the motion to approve reimbursing the City for payroll expenses for Recording Secretary from May 3, 2005 to November 15, 2005. Member McTee seconded the motion. Motion carried.

ITEM 8.

DIRECTOR'S REPORT.

Executive Director stated the City received a bill from American Appraisers for their first draw. The City got a contract with American Appraisers with a total estimated fee of \$17,500.00 with a \$5,000.00 Mr. Sid Smith requested for work completed to date, which is all parcels inspected, all comparable sales observed, and reports on 20 parcels written and in review. Executive Director stated she has asked Gretchen Black, Assistant City Manager, to get an agreement between the City and the District for the District to be able to pay for the cost (appraisal and architects fees) and once the floor plans are laid out for the community center and City Hall, the City will agree to pay the District back for the portion of the City Hall building, parking and landscaping area. Executive Director stated she would take the agreement to the District's attorney for review. She did not know if the City is going to pay this and the District will reimburse the District for it, or if the City is just on hold.

Member Tringali asked is the church property had been taken out of proposed property to be bought?

Executive Director stated at he last meeting the City Manager stated the church property was no longer being considered for purchase.

Assistant City Manager stated both church properties have been taken out. It will be a question to debate at some point when Mr. Smith (American Appraisers) bills because he has done the appraisals for the church property. The appraiser and churches have been notified the property is no longer being considered for purchase.

Discussion was held on the amount of property the District will need to purchase for parking and expansion.

Executive Director stated the Board needs and update from American Appraisers at the next meeting. Executive Director asked did the appraisers have some preliminary numbers on Block 350?

Assistant City Manager stated the appraisals were finished with the exception of a couple of commercial properties and will be delivered early next week; the residential this week and the last of the commercial early next week. If the District is going to revise the scope of the property, the Board will have to enter into a new agreement with Mr. Smith. The next phase is for the District and City to decide rather or not they want an independent negotiator to attempt to purchase the properties. A city, by law, cannot pay more than the appraised value of property, except within a small range of renegotiation.

Member Galvan stated he knew \$900,000.00 was decided for purchasing the property, but they had to take into consideration that some residents will be relocated and the Board will have to take into consideration the square footage of their houses.

Member McTee stated as he understood it, each property would be appraised and priced and if the properties were \$900,000.00 the Board would forge ahead. If the properties were more than \$900.00.0 the Board would look at the buying the properties again.

Assistant City Manager stated that would be the Board's next phase after the Board sees the appraisals. The Board would decide how to proceed, with a negotiator or without a negotiator. Do the sellers get offset for rent or other things? Then the City will check the legality for the Board, if that was okay with the Board.

Member Galvan stated he was neutral and was not voting because his property was involved in the negotiations. If his property is not purchased he would use it for rental property. He was building a new house somewhere else.

Executive Director stated when the appraiser gives his report to the Board it will have to be in Executive Session. The next meeting agenda will be long with the investment policy review, presentation by the architects, Executive Session with the appraiser, the agreement between the City and the District for expenses, approval of the appraisal and, possibly, recommendation to revise the parcels to purchase. She will set the meeting with the appraiser in Executive Session for the regular meeting date, March 7, 2006.

ITEM 9.

CITIZEN'S COMMENTS.

Mr. Karl Lovett discussed the orientation of the community center/city hall. Mr. Lovett suggested if the building were turned where more of it is visible from Wheeler Street he thought it would give a prettier appearance and put more parking behind the building.

Ms. Nancy Allen stated her company, VIG, was selected by the Council to develop the Harbor and they are planning a large convention center to be built in Phase Two within two years.

Executive Director stated the convention center could have an impact on the size of the community center.

Discussion was held on the consequences of having a convention center compete with the community center.

Member Galvan stated the community center would be successful. It would because they were dealing with price. It would be more economical to rent the community center.

Executive Director asked Ms. Allen to bring renderings of VIG's convention center to present to the Board.

Ms. Allen invited the Board Members to visit VIG's office.

ITEM 10.

GENERAL DISCUSSION.

There was none.

ITEM 11.

ADJOURNMENT OF MEETING.

Member Williams moved to adjourn the meeting. There was a second by Member Tringali. Motion carried.

Meeting was adjourned at 8:40 p.m.

Hope Comingore

Vice President

Debra Keller

Executive Director

ATTEST:

Ada Owens

Recording Secretary